

## HARBOROUGH DISTRICT COUNCIL

### DUNTON BASSETT NEIGHBOURHOOD PLAN DECISION STATEMENT

#### 1. Summary

1.1 Following an Independent Examination, Harborough District Council now confirms that the Dunton Bassett Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum **on 29 June 2023**

1.2 This decision statement can be viewed at:

#### **Harborough District Council Offices**

The Symington Building,  
Adam & Eve Street,  
Market Harborough  
Leicestershire  
LE16 7AG

Open - Mon/Tues/Thu/Fri: 8.45am - 5pm. Wed: 9.30am - 5pm

**All Saints Church, Dunton Bassett, LE17 5JY**

#### 2. Background

2.1 On 14 February 2018 Dunton Bassett Parish Council, as the qualifying body, applied for the Dunton Bassett Parish to be designated as a Neighbourhood Area for the purpose of preparing a neighbourhood plan. On 2 March 2018 Harborough District Council approved the designation of the entire parish as the Dunton Bassett Neighbourhood Area.

2.2 The application was for the entire Parish of Dunton Bassett and Regulation 5A of the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 applies, hence a six week consultation was not required.

2.3 Dunton Bassett Parish Council as the Qualifying Body submitted the plan to the Council on 31 January 2022. A six week consultation period was held ending on 11 May 2022.

2.4 The Council, with the agreement of the Qualifying Body, appointed an independent examiner, Mr John Slater, to examine the Dunton Bassett Neighbourhood Plan.

2.5 The Examiner determined that not all the issues raised at Regulation 16 consultation could not be resolved through written representations and that a public hearing was required. The public hearing was held in Dunton Bassett village hall on 11 October 2022.

2.3 The Examiner's Report concludes that, subject to making the modifications proposed by the Examiner, the Neighbourhood Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

### **3. Decision and Reasons**

- 3.1 After careful consideration the Director for Planning and Regeneration has agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum.
- 3.2 The modifications proposed by the examiner have been made to secure that the draft plan meets all the statutory requirements including the basic conditions test. Appendix A of the decision statement sets out these modifications and the action to be taken in respect of each of them.
- 3.3 The Examiner also confirms that the area of the Dunton Bassett Neighbourhood Plan as designated by Harborough District Council on 2nd March 2018 is the appropriate area for the referendum to be held and the area for the referendum does not need to be extended.
- 3.4 The District Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.
- 3.5 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The District Council concurs with this view and that the Plan complies with the provision made by or under sections 38A and 38B of the 2004 Act. Therefore, to meet the requirements of the Localism Act 2011 a referendum which poses the question

**'Do you want Harborough District Council to use the Neighbourhood Plan for Dunton Bassett to help it decide planning applications in the neighbourhood area?'**

will be held in the Parish of Dunton Bassett.

- 3.6 The date on which the referendum will take place is agreed as **29 June 2023**.

## **Appendix A: Schedule of Modifications Recommended in the Examiner's Report**

### **Recommended modification 1**

#### ***Compliance with European and Human Rights Legislation***

##### ***Recommendation:***

*That Harborough District Council undertakes a new screening under the Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which assesses whether the neighbourhood plan will have a significant effect on the environment, based on the deletion of Policies H1, H2 and H3 of the Submitted Plan.*

*That Harborough District Council formally makes a determination under the Conservation of Habitats and Species Regulations 2017 (the Habitat Regulations) to confirm its view that the neighbourhood plan will not have any significant impact on any European protected sites*

**Reason: Clarity to confirm that the Plan, as modified, complies with European legislation and Habitat Regulations.**

The District Council agrees with this recommendation.

### **Recommended modification 2**

#### ***Policy H1: Residential Site Allocation***

*Land is allocated at land behind the children's playground for around 50 units of residential accommodation as shown in figure 2 below. Development will be supported subject to: a) At least 40% of the dwellings shall be Affordable Housing (including bungalows which can be counted on the basis of 2 for 1 Affordable units) spread throughout the site in clusters and visually indistinguishable from the market dwellings; b) At least 66% of the housing types shall be properties of three or fewer bedrooms in line with identified housing need; c) A desk-based heritage assessment and geophysical survey shall be undertaken and its conclusions followed, including trial trenching if required prior to development; d) The footpath through the site shall be enhanced to improve connectivity with village facilities; e) A car park with associated open space shall be provided alongside the cricket field for the use of the Cricket Club and residents of the Parish; f) The existing playground will be extended; g) A natural landscape scheme shall be planted to provide a buffer to the Scheduled Monument and to achieve a biodiversity net gain and a wildlife habitat created to enhance its setting.*

##### ***Recommendation:***

*That the policy be deleted.*

**Reason: The Evidence does not meet the Basic Conditions. Concerns about the site identification process which is based on a flawed methodology and the absence of an SEA. The Examiner is not satisfied, on the evidence submitted, that this is the most appropriate site for development within the parish and that it has not been chosen based on a robust methodology for comparing**

**sites as advocated by the Secretary of State. The policy does not meet the basic conditions and accordingly the recommendation is that the proposed allocation set out in the policy be deleted.**

The District Council agrees with this recommendation.

## Recommended modification 3

### **Policy H2: Reserve Site**

An allocation for around 50 houses at the site at the junction of Broughton Lane and Coopers Lane will be supported subject to: a) At least 40% of the dwellings shall be Affordable Housing (including bungalows which can be counted on the basis of 2 for 1 Affordable units) spread throughout the site in clusters and visually indistinguishable from the market dwellings; b) At least 66% of the housing types shall be properties of three or fewer bedrooms in line with identified housing need; and c) Appropriate access arrangements are provided. The site will come forward for development where: i. It is required to remediate a shortfall in the supply of housing due to the failure of existing housing sites in Dunton Bassett to deliver the scale of development required; or ii. It becomes necessary to provide for additional houses in the parish in accordance with any new development plan document that replaces the Harborough Local Plan 2019.

#### **Recommendation:**

*That the policy be deleted.*

**Reason: The Evidence does not meet the Basic Conditions. Concern that this reserve allocation has not been arrived at via a robust consideration of alternatives as required by Secretary of State advice and if retained, as an allocation, through the consideration of reasonable alternatives that would be required as that would trigger the SEA process.**

The District Council agrees with this recommendation

## Recommended modification 4

### **Policy H3: Settlement Boundary**

Development proposals will be supported on sites within the Settlement Boundary as shown in Figure 3 (below) where the proposal complies with the policies in this Neighbourhood Plan. Land outside the defined Settlement Boundary will be treated as countryside where development will be carefully controlled in line with local and national strategic planning policies. Development on the Reserve Site identified in Policy H2 will be acceptable subject to complying with the terms of that policy

#### **Recommendation:**

*That the policy be deleted.*

**Reason: Until a satisfactory site selection / allocation process has been conducted, possibly including the need for an SEA, the Examiner considers that it would be inappropriate for the neighbourhood plan to define a settlement boundary, which if drawn tight around the existing**

**built-up area using the remaining criteria, could prevent the village from being able to meet its housing requirements. As such it could mean that the plan is not able to deliver sustainable development, particularly in terms of meeting its housing need and therefore does not meet the basic conditions.**

The District Council agrees with this recommendation

## Recommended modification 5

### Policy H5: Design Quality

Development proposals must demonstrate a high quality of design, layout and materials in order to make a positive contribution to the special character of Dunton Bassett Parish.

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, and proposals should clearly show how the general character, scale, mass, density and layout of the site and the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development minimises disruption of the visual amenity of the street scene and does not impact negatively on any significant wider landscape views.
- b) New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment.
- c) Contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context.
- d) Proposals should minimise the impact on general amenity and careful consideration given to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.
- e) Development should enhance biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible and watercourses (including ditches) protected and retained as open features where possible.
- f) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall.
- g) Development is encouraged to incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate; and minimise surface run-off and risk of flooding.
- h) Energy and communications connections should be sited below ground.
- i) Cabling of at least 7kW is provided to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point;
- j) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change.
- k) Design should ensure appropriate provision for the storage of waste and recyclable material.
- l) Adequate off-road parking should be provided, with a minimum of two car parking spaces for dwellings of up to three bedrooms and three spaces for dwellings of four bedrooms or more, in line with Highways Authority requirements. Garages should be adjacent to each house and large enough to accommodate modern cars and SUVs. Blocks of garages remote from dwellings will not be supported.
- m) Innovative designs with varied house types, building widths, styles, details, facing and roofing materials reflecting a varied street scene will be supported. On developments of ten or more dwellings, housing development should be predominantly two-storey with any three-storey dwellings being spread throughout the development.

- n) Roof and wall construction should incorporate integral bird nest boxes and bat breeding and roosting sites
- o) Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals
- p) Security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire Environmental Records Centre, 2014.
- q) Lighting design, location, type, lux levels and times of use should follow current best practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018.

### **Recommendations**

*At the end of a), insert "On development of ten or more dwellings, development should be predominantly two- storey with any three storey dwellings being spread throughout the development."*

*Delete criteria i), m), o), p) and q)*

*At the end of d) insert "Such security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Lighting design, location, type, lux levels and times of use should follow current best practise e.g. by applying the guidelines in Guidance Note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institute of Lighting Professional 2018. Sports and commercial facilities lighting should be switched off during stipulated "curfew" hours between March and October."*

*In c) insert at the end "including varied house types, building widths, styles, details, facing and roofing materials reflecting a varied street scene"*

*At the end of f) insert "walls or fences should include ground level gaps to maintain connectivity of habitat for hedgehogs and other terrestrial animals."*

***Reason: Duplication of legislative requirements and neighbourhood plans should not set any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.***

The District Council agrees with this recommendation

## **Recommended modification 6**

### **Policy H8: Use of Street Lighting and External Wall Mounted Lighting**

Any new lighting should be well designed and the minimum required to meet its purpose. Development proposals should not increase local light pollution (excess artificial light that shines where it is not wanted or needed), therefore; a) street lighting should be used only where and when it is needed; b) all external lighting should only shine where the light is needed and not create glare or light intrusion (and may need to be shielded to direct light downwards in order to ensure this); and c) external lighting should be designed to minimise energy use and reduce the potential to impact wildlife, including bats.

**Recommendation:**

*Re title the policy "Street Lighting"*

*Reword the policy "Any new street lighting should be well designed and should only be used where and when it is needed and should only shine where the light is needed and not create glare or light intrusion and may need to be shielded to direct light downwards in order to ensure this."*

**Reason: Clarity.**

The District Council agrees with this recommendation

## Recommended modification 7

### **Policy ENV1: Local Green Spaces**

Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details table 2; map figure 5) will not be permitted other than in special circumstances. All Saints churchyard and entrance (inventory reference 126/127) The Beat and Loves Lane (061) Well Lane green space (124; HDC designation LGS/DB/c)

**Recommendation:**

*Extend the LGS at All Saints Churchyard as shown in Figure 5 to include the Burial Ground extension.*

**Reason: Consistency. Following a site visit, the Examiner suggested to the Parish Council that All Saints Churchyard's designation should be extended to include the whole of the burial ground, including the extension, which is separately to be protected as an important open space. It agreed with the suggestion and I will recommend accordingly. In terms of the functionality and amenity considerations of the two areas, they are equally important.**

The District Council agrees with this recommendation

## Recommended modification 8

### **Policy ENV2: Important Open Space**

The following open spaces in Dunton Bassett (figure 6) are of high value for recreation, beauty, amenity, tranquillity or as green spaces within or close to the settlements. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless the open space is no longer required by the community. A. Dunton Road Natural Greenspace (HDC OSSR site) B. Dunton Bassett allotments (HDC OSSR site) C. Dunton Bassett Football Ground (HDC OSSR site) D. Dunton Bassett Cricket Ground (HDC OSSR site) E. All Saints churchyard (HDC OSSR site) F. All Saints burial ground extension (HDC OSSR site) G. Land at Leire Lane, Dunton Bassett (HDC OSSR site) H. Parish Council field I. Dunton Bassett Primary School field J. Children's playground

**Recommendation:**

*Delete from the policy and from Figure 6*

*“E: All Saints churchyard*

*F: All Saints Burial Ground extension*

*H: Parish Council field*

*I: Dunton Bassett School field”*

**Reason: Consistency with the land use and to meet the Basic Conditions**

The District Council agrees with this recommendation

## Recommended modification 9

### **Policy ENV4: Woodland and Notable Trees**

Woodland and notable trees should be protected from loss or damage in development proposals and where possible integrated into their design. Where loss is unavoidable\*, the developer should provide biodiversity net gain through new planting either on site or elsewhere. \*Proposals to fell or remove trees should be accompanied by a tree survey (BS5837 standard or its equivalent) to confirm the condition of affected trees.

**Recommendation**

*Delete the “\*” and the second paragraph “\* Proposals to fell or remove trees should be accompanied by a tree survey (BS 5837 standard or its equivalent) to confirm the condition of affected trees”*

**Reason: A neighbourhood plan policy cannot dictate which documents need to accompany a planning application. That is a matter to be stipulated by the District Council in its local validation checklist, which covers the whole district.**

The District Council agrees with this recommendation.

## Recommended modification 10

### **Policy ENV5: Biodiversity and Habitat Connectivity**

All new development proposals will be expected to safeguard habitats and species, including those of local significance. If significant harm to biodiversity cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated, or compensated for, planning permission should be refused. Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 8.

**Recommendation**

*At the end of the first sentence insert “not just on those sites identified in Figures 7 and 8”*

**Reason: Clarity**



The District Council agrees with this recommendation.

## Recommended modification 11

### **Policy ENV6: Protection of Sites of Historical Environment Significance**

The sites listed and mapped (figure 9) have been identified as being of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them.

#### ***Recommendation***

*After “mapped” insert “in yellow”*

#### **Reason: Clarity**

The District Council agrees with this recommendation.

## Recommended modification 12

### **Policy ENV9: Protection of Important Views**

Development proposals should retain and respect where practicable the views within the village, to and from the village and of the wider landscape (as shown in Figure 13, details in Appendix 7). Development which would have an unacceptable impact on the identified views will not be supported.

1. From viewpoint at entrance to field 051.1 on Leire Lane, 180° panorama southeast to northwest down the sloping field to a small valley and beyond over open countryside to the parish boundary.
2. From Little Lunnon (by-road from village to footpath W104) over fields 066 and 067, views southwest and west and northeast toward the village.
3. South and southwest from break of slope on footpath Y41.
4. North (to Dunton Lane), east (along the valley toward Dunton Bassett village) and south from several points on footpaths W105 and W106 and from close to the copse on the skyline here. This is the main viewpoint in and of the parish for residents of the Dunton Lane outlying settlement.
5. East from layby on A426 road over the Great Central Railway embankment to the parish boundary and beyond.
6. In several directions across and from The Beat (field 061) and Loves Lane, including west and north over medieval village earthworks (visible archaeology); from corner of Loves Lane northeast to the village and church spire; northeast across The Beat from entrance to field and Loves Lane off Little Lunnon.
7. From Broughton Lane, at the junctions with footpath Y33 and with Main Street/Coopers Lane; these are important village entrance and identity views.
8. South from A426 road approaching the village from Leicester (crossroads junction in distance, village through gap in hedge on right).
9. View from footpath W66 in field 042 over field 045 and of the village in its hilltop location, surrounded by trees with the church spire as a distinctive landmark.

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10. From field 072 on new footpath Y108, panoramic views in all directions across the parish, including northwest to Stemborough Mill and the upper Soar valley (this is a popular summer sunset view for residents); northeast to the church spire; and southwest toward Ashby Parva.

**Recommendation**

*At the end of 5. delete “and beyond”*

**Reason: A neighbourhood plan policy can only protect land within the neighbourhood area i.e. Dunton Bassett parish.**

The District Council agrees with this recommendation.

## Recommended modification 13

**Policy ENV10: Area of Separation**

To maintain the physical and visual separation between Broughton Astley and the rural northwest part of Dunton Bassett, an Area of Separation is designated, as shown in figure 14. Development proposals in the identified gap between villages should be located and designed to maintain, and wherever possible, enhance the separation of the villages.

**Recommendation**

*Amend the plan in Figure 14 to exclude the enclave of housing adjacent to Broughton Astley but include the land shown in white above, extending to The Old Coach Road within the Area of Separation.*

**Reason: Clarity and accuracy. The residential enclave is already fully developed, it does not perform any function of separating the two settlements. The Old Coach Road. Reference to the Dunton Basset Settlement Boundary should also be removed from Figure 14 as the removal of Policy H3 from the plan is proposed.**

The District Council agrees with this recommendation.

## Recommended modification 14

**Policy ENV 11: Managing Flood Risk**

The sequential test will be applied to all development proposals in Flood Risk Zones 2 and 3. In addition, development proposals in Flood Risk Zone 1 and should take account of the increased flood risk from rivers and from surface water expected as a result of climate change. Development proposals will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure. Except where inapplicable, each development proposal in the Plan Area will also be required to

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demonstrate that: • Its location takes geology, ground water conditions and flood risk (from rivers, watercourses and surface water) into account and provides suitable mitigation proposals; • Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces; and • It does not increase the risk of flooding to third parties or downstream. Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be supported.

### **Recommendation**

*That the policy be deleted*

**Reason: To meet the Basic Conditions. This policy introduces an additional level of policy, covering areas at risk from flooding beyond the requirements already set out in the NPPF and the Planning Practise Guidance issued by the Secretary of State and in Policy CC3 and CC4 of the Harborough Local Plan, which are both strategic policies. The Framework, in paragraph 16, states that plans “should avoid unnecessary duplication of policies that apply to particular area of (including policies in this Framework, wherever relevant)”.**

The District Council agrees with this recommendation.

## **Recommended modification 15**

### **Policy CF2: New and Improved Community Facilities**

Proposals that provide new community facilities (such as a new village hall, medical facility or shop) or improve the quality and range of existing community facilities, will be supported provided that the development: a) Will not result in unacceptable traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property; b) Will not generate a need for parking that cannot be adequately catered for. c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; d) Takes into full account the needs of disabled people

### **Recommendations**

*In a) delete all the text after “residential properties”*

*At the end of b) insert “within the curtilage of the property or in nearby off-road locations”*

### **Reason: Clarity**

The District Council agrees with this recommendation.

## **Recommended modification 16**

### **Policy E1: Support for Existing Employment Opportunities**

Where planning permission is required there will be a presumption against the loss of existing commercial premises which provides employment. Applications for a change of use for an activity

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that does not provide employment opportunities will only be permitted if it can be demonstrated that the commercial premises or land in question has not been in active use for at least 12 months and has no potential for either reoccupation or redevelopment for employment-generating uses as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months

### **Recommendations**

*In the first paragraph delete text after “commercial premises”*

*In the second paragraph, replace “for an activity that does not provide employment opportunities” with “in business use” and delete “commercial” and replace “employment – generating” with “business”*

**Reason: Clarity for decision maker.**

The District Council agrees with this recommendation.

## **Recommended modification 17**

### **Policy E2: Support for New Employment Opportunities**

In supporting additional employment opportunities, new development should: a) Fall within the boundary of planned limits of development for the village of Dunton Bassett unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment-related development appropriate to a countryside location or there are exceptional circumstances; b) Where possible, development should be sited in existing buildings or on areas of previously developed land; c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside; d) Not involve the loss of dwellings; e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property; f) Will not result in unacceptable levels of traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property; g) Contribute to the character and vitality of the local area; and h) Be well integrated into and complement existing businesses.

### **Recommendations**

*Delete a)*

*In b) after “or” insert “in well-designed new buildings situated”*

*Delete h)*

**Reason: To meet Basic Conditions and for clarity. criteria a) is inconsistent with national policy which is to encourage business in rural areas which may be located either adjacent to or beyond existing settlements.**

The District Council agrees with this recommendation.

## Recommended modification 18

### **Policy E4: Reuse of Agricultural Commercial Buildings**

The reuse, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported, as will the provision of well-designed new buildings, where: a) The use proposed is appropriate to the rural location; b) The conversion/adaptation works respect the local character of the surrounding area; c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features; d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

#### ***Recommendation***

*That the policy be deleted*

#### **Reason: Duplication of existing policies**

The District Council agrees with this recommendation.

## Recommended modification 19

### **Policy E5: Tourism**

Support will be given to facilities that enhance and promote tourism where: a) They are within or adjoining Dunton Bassett, on a scale appropriate to the nature of the village; b) They do not have a detrimental effect on the distinctive rural character of the Parish; c) They do not adversely affect the surrounding infrastructure, particularly local road networks, water supply and sewerage; d) They benefit the local community through, for instance, provision of local employment opportunities and improvements to local service provision appropriate in scale to their location; e) They involve the reuse of existing buildings subject to policy E4; or f) They form part of farm diversification.

#### ***Recommendations***

*Delete a), d), e) and f)*

**Reason: Consistency. Under the terms of Policy E2, there is no requirement for tourist uses to be restricted to being within or adjoining Dunton Bassett village**

The District Council agrees with this recommendation.

## Recommended modification 20

### **Policy E6: Broadband Infrastructure**

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Proposals to provide increased access to a super-fast or ultra-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the parish will be actively supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes. a) All new developments should have access to superfast broadband (of at least 30Mbps). Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as initial build on the development is complete. b) Where possible telecommunication providers will be encouraged to improve existing mobile coverage and provide new 5G services.

### **Recommendations**

*At the end of the first paragraph, delete “and not be located in or near to open landscapes”.*

*Replace a) with “All new development should include the provision of the necessary ducting and infrastructure so as to allow superfast broadband (of at least 30 Mbps) to be capable of being delivered to the premises.”*

**Reason: Inconsistency with national policy.**

## **Recommended modification 20**

### **Policy T1: Traffic Management**

With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must: a) Be designed to minimise additional traffic generation and movement; b) Incorporate sufficient off-road parking; c) Provide any necessary improvements to site access and the highway network either directly or by sufficient financial contributions; d) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services; and e) Provide additional pedestrian crossings where appropriate.

### **Recommendations**

*In the first paragraph, delete all the text up to “vehicular traffic”*

*Delete a) and b)*

**Reason: Clarity for decision makers**

The District Council agrees with this recommendation.

## **Recommended modification 21**

### **Policy T2: Car Parking**

**Development proposals that would result in the loss of off-street car parking would be acceptable where: a) It can be clearly demonstrated that there is no longer any potential for the continued use of the land for car parking and that the loss of parking will not aggravate an existing shortfall**

**of spaces in the vicinity; or b) Adequate and convenient replacement car parking spaces will be provided elsewhere in the vicinity. The Neighbourhood Plan actively supports proposals to develop off-street car parks in the village at a suitable location.**

***Recommendation***

*Replace “potential” with “need”*

**Reason: Clarity for decision makers**

The District Council agrees with this recommendation.

## **Recommended modification 22**

**Policy T3: Transport Assessments**

All transport assessments for new housing development should demonstrate that: a) The cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken where feasible; b) Provision has been made for the improvement of public transport facilities to serve the development; c) Improvements to pedestrian and cycle routes are incorporated to serve the development, where appropriate, and to provide safe, convenient and attractive routes to the school and other community facilities and which are integrated into wider networks; d) It retains existing rights of way or provides acceptable diversions; e) It incorporates adequate parking and manoeuvring space within the development in accordance with the Highway Authority’s standards and Neighbourhood Plan Policy H3; and: f) Travel packs are to be provided on residential developments to encourage use of public transport and to promote existing pedestrian and cycle routes.

***Recommendations***

*Retitle the policy “Transport Implications of Major Housing Development”*

*Delete in the first paragraph “transport assessments for” and after “housing development” insert “of over 10 units”*

**Reason: Consistency with existing policy and for clarity**

The District Council agrees with this recommendation.